

SB0142S02 compared with SB0142

~~{deleted text}~~ shows text that was in SB0142 but was deleted in SB0142S02.

Inserted text shows text that was not in SB0142 but was inserted into SB0142S02.

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Senator Wayne A. Harper proposes the following substitute bill:

REDEVELOPMENT AGENCY AMENDMENTS

2017 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Lincoln Fillmore

House Sponsor: Steve Eliason

Cosponsor:

Howard A. Stephenson

LONG TITLE

General Description:

This bill amends provisions related to ~~{tax increment}~~the Community Reinvestment Agency Act.

Highlighted Provisions:

This bill:

- ▶ ~~{excludes taxes collected under the voted local levy, the board local levy, and the minimum basic levy from tax increment}~~removes the housing allocation requirement for a community reinvestment project area that is subject to an interlocal agreement; and
- ▶ makes technical and conforming changes.

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Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

~~{17C-1-102}~~17C-1-412, as last amended by Laws of Utah 2016, Chapter 350

17C-5-307, as enacted by Laws of Utah 2016, Chapter 350

Be it enacted by the Legislature of the state of Utah:

Section 1. Section ~~{17C-1-102}~~17C-1-412 is amended to read:

~~{17C-1-102}~~17C-1-412. ~~{Definitions:~~

~~As used in this title:~~

~~(1) "Active project area" means}~~Use of housing allocation -- Separate accounting required -- Issuance of bonds for housing -- Action to compel agency to provide housing allocation.

(1) (a) An agency shall use the agency's housing allocation, if applicable, to:

(i) pay part or all of the cost of land or construction of income targeted housing within the boundary of the agency, if practicable in a mixed income development or area;

(ii) pay part or all of the cost of rehabilitation of income targeted housing within the boundary of the agency;

(iii) lend, grant, or contribute money to a person, public entity, housing authority, private entity or business, or nonprofit corporation for income targeted housing within the boundary of the agency;

(iv) plan or otherwise promote income targeted housing within the boundary of the agency;

(v) pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvement, including infrastructure improvements, related to housing located in a project area ~~{that has not been dissolved in accordance with Section 17C-1-702.~~

~~(2) "Adjusted tax increment" means the percentage of tax increment, if less than 100%;~~

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that an agency is authorized to receive:

- ~~_____ (a) for a pre-July 1, 1993, project area plan, under Section 17C-1-403, excluding tax increment under Subsection 17C-1-403(3);~~
- ~~_____ (b) for a post-June 30, 1993, project area plan, under Section 17C-1-404, excluding tax increment under Section 17C-1-406;~~
- ~~_____ (c) under a project area budget approved by a taxing entity committee; or~~
- ~~_____ (d) under an interlocal agreement that authorizes the agency to receive a taxing entity's tax increment.~~

~~_____ (3) "Affordable housing" means housing owned or occupied by a low or moderate income family, as determined by resolution of the agency.~~

~~_____ (4) "Agency" or "community reinvestment agency" means a separate body corporate and politic, created under Section 17C-1-201.5 or as a redevelopment agency or community development and renewal agency under previous law:~~

- ~~_____ (a) that is a political subdivision of the state;~~
- ~~_____ (b) that is created to undertake or promote } where blight has been found to exist:
(vi) replace housing units lost as a result of the project area development ~~{ as provided in this title; and~~~~

~~_____ (c) whose geographic boundaries are coterminous with:~~

- ~~_____ (i) for an agency created by a county, the unincorporated area of the county; and~~
- ~~_____ (ii) for an agency created by a municipality, the boundaries of the municipality.~~

~~_____ (5) "Agency funds" means money that an agency collects or receives };~~

(vii) make payments on or establish a reserve fund for bonds:
(A) issued by the agency, the community, or the housing authority that provides income targeted housing within the community; and

(B) all or part of the proceeds of which are used within the community for the purposes ~~{of agency operations or implementing a project area plan, including:~~

- ~~_____ (a) project area funds;~~
- ~~_____ (b) income, proceeds, revenue, or property derived from or held in connection with the agency's undertaking and implementation of } stated in Subsection (1)(a)(i), (ii), (iii), (iv), (v), or (vi);~~

(viii) if the community's fair share ratio at the time of the first adoption of the project

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area budget is at least 1.1 to 1.0, make payments on bonds:

(A) that were previously issued by the agency, the community, or the housing authority that provides income targeted housing within the community; and

(B) all or part of the proceeds of which were used within the community for the purposes stated in Subsection (1)(a)(i), (ii), (iii), (iv), (v), or (vi); or

(ix) relocate mobile home park residents displaced by project area development~~{; or};~~

~~{c}b) {a contribution, loan, grant, or other financial assistance from any public or private source:~~

~~—— (6) "Annual income" means the same as that term is defined in regulations of the United States Department of Housing and Urban Development, 24 C.F.R. Sec. 5.609, as amended or as superseded by replacement regulations:~~

~~—— (7) "Assessment roll" means the same as that term is}~~ As an alternative to the requirements of Subsection (1)(a), an agency may pay all or any portion of the agency's housing allocation to:

(i) the community for use as described in Subsection (1)(a):

(ii) a housing authority that provides income targeted housing within the community for use in providing income targeted housing within the community;

(iii) a housing authority established by the county in which the agency is located for providing:

(A) income targeted housing within the county;

(B) permanent housing, permanent supportive housing, or a transitional facility, as defined in Section ~~{59-2-102}.~~

~~—— (8) "Base taxable value" means, unless otherwise adjusted in accordance with provisions of this title, a property's taxable value as shown upon the assessment roll last equalized during the base year:~~

~~—— (9) "Base year" means, except}~~ 35A-5-302, within the county; or

(C) homeless assistance within the county; or

(iv) the Olene Walker Housing Loan Fund, established under Title 35A, Chapter 8, Part 5, Olene Walker Housing Loan Fund, for use in providing income targeted housing within the community.

(2) The agency shall create a housing fund and separately account for the agency's

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housing allocation, together with all interest earned by the housing allocation and all payments or repayments for loans, advances, or grants from the housing allocation.

(3) An agency may:

(a) issue bonds to finance a housing-related project under this section, including the payment of principal and interest upon advances for surveys and plans or preliminary loans; and

(b) issue refunding bonds for the payment or retirement of bonds under Subsection (3)(a) previously issued by the agency.

(4) (a) Except as provided in Subsection ~~{17C-1-402(4)(c), the year during which the assessment roll is last equalized:~~

~~—— (a) for a pre-July 1, 1993, urban renewal or economic development project area plan, before the project area plan's effective date;~~

~~—— (b) for a post-June 30, 1993, urban renewal or economic development project area plan, or a community reinvestment project area plan that is subject to a taxing entity committee:~~

~~—— (i) before the date on which the taxing entity committee approves};~~ (4)(b), if required by a project area budget, an agency shall allocate money to the housing fund each year in which the agency receives sufficient tax increment to make [a] the housing allocation required by the project area budget{, or

~~—— (ii) if taxing entity committee approval is not required for};~~

(b) Subsection (4)(a) does not apply in a year in which tax increment is insufficient.

(5) (a) Except as provided in Subsection (4)(b), if an agency fails to provide a housing allocation [in accordance with] required by the project area budget{, before the date on which the community legislative body adopts the project area plan;

~~—— (c) for a project on an inactive airport site, after the later of:~~

~~—— (i) the date on which the inactive airport site is sold for remediation and development; or~~

~~—— (ii) the date on which the airport that operated on the inactive airport site ceased operations; or~~

~~—— (d) for a community development project area plan or a community reinvestment project area plan that is subject to an interlocal agreement, as described in the interlocal~~

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agreement.

—— (10) "Basic levy" means the portion of a school district's tax levy constituting the minimum basic levy under Section 59-2-902.

—— (11) "Blight" or "blighted" means the condition of an area that meets the requirements described in ~~§ 17C-2-303~~ and, if applicable, the housing plan adopted under Subsection ~~17C-2-303~~ 17C-2-204 (1) for an urban renewal project area or Section 17C-5-405 for a community reinvestment project area.

—— (12) "Blight hearing" means a public hearing regarding whether blight exists within a proposed:

—— (a) ~~urban renewal project area~~ 2), the loan fund board may bring legal action to compel the agency to provide the housing allocation.

(b) In an action under Subsection ~~17C-2-102(1)(a)(i)(C) and Section 17C-2-302~~; or

—— (b) ~~community reinvestment project area under Section 17C-5-405.~~

—— (13) "Blight study" means a study to determine whether blight exists within a survey area as described in Section 17C-2-301 for an urban renewal project area or Section 17C-5-403 for ~~§~~ (5)(a), the court:

(i) shall award the loan fund board reasonable attorney fees, unless the court finds that the action was frivolous; and

(ii) may not award the agency the agency's attorney fees, unless the court finds that the action was frivolous.

Section 2. Section 17C-5-307 is amended to read:

17C-5-307. Allocating project area funds for housing -- Waiver.

(1) [(a)] For a community reinvestment project area ~~§~~.

—— (14) "Board" means the governing body of an agency, as described in Section 17C-1-203.

—— (15) "Budget hearing" means the public hearing on a proposed project area budget required under Subsection 17C-2-201(2)(d) for an urban renewal project area budget, Subsection 17C-3-201(2)(d) for an economic development project area budget, or Subsection 17C-5-302(2)(e) for a ~~§~~ that is subject to a taxing entity committee, an agency shall allocate at least 20% of the agency's annual tax increment for housing in accordance with Section 17C-1-412 if the community reinvestment project area budget ~~§~~.

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~~—— (16) "Closed military base" means land within a former military base that the Defense Base Closure and Realignment Commission has voted to close or realign when that action has been sustained by the president of the United States and Congress.~~

~~—— (17) "Combined incremental value" means the combined total of all incremental values from all project areas, except project areas that contain some or all of a military installation or inactive industrial site, within the agency's boundaries under project area plans and project area budgets at the time that a project area budget for a new project area is being considered.~~

~~—— (18) "Community" means a county or municipality.~~

~~—— (19) "Community development project area plan" means a project area plan adopted under Chapter 4, Part 1, Community Development Project Area Plan.~~

~~—— (20) "Community legislative body" means the legislative body of the community that created the agency.~~

~~—— (21) "Community" provides for more than \$100,000 of annual tax increment to be distributed to the agency.~~

~~[(b)] (2) The taxing entity committee may waive a portion of the allocation described in Subsection (1)[(a)] if:~~

~~[(i)] (a) the taxing entity committee determines that 20% of the agency's annual tax increment is more than is needed to address the community's need for income targeted housing or homeless assistance; and~~

~~[(ii)] (b) after the waiver, the agency's housing allocation is equal to at least 10% of the agency's annual tax increment.~~

~~[(2) For a community reinvestment project area {plan" means a project area plan adopted under Chapter 5, Part 1, Community Reinvestment Project Area Plan.~~

~~—— (22) "Contest" means to file a written complaint in the district court of the county in which the agency is located.~~

~~—— (23) "Economic development project area plan" means a project area plan adopted under Chapter 3, Part 1, Economic Development Project Area Plan.~~

~~—— (24) "Fair share ratio" means the ratio derived by:~~

~~—— (a) for a municipality, comparing the percentage of all housing units within the municipality that are publicly subsidized income targeted housing units to the percentage of all housing units within the county in which the municipality is located that are publicly~~

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~~subsidized income targeted housing units; or~~

~~—— (b) for the unincorporated part of a county, comparing the percentage of all housing units within the unincorporated county that are publicly subsidized income targeted housing units to the percentage of all housing units within the whole county that are publicly subsidized income targeted housing units.~~

~~—— (25) "Family" means the same as that term is defined in regulations of the United States Department of Housing and Urban Development, 24 C.F.R. Section 5.403, as amended or as superseded by replacement regulations.~~

~~—— (26) "Greenfield" means land not developed beyond agricultural, range, or forestry use.~~

~~—— (27) "Hazardous waste" means any substance defined, regulated, or listed as a hazardous substance, hazardous material, hazardous waste, toxic waste, pollutant, contaminant, or toxic substance, or identified as hazardous to human health or the environment, under state or federal law or regulation.~~

~~—— (28) "Housing allocation" means tax increment allocated for housing under Section 17C-2-203, 17C-3-202, or 17C-5-307 for the purposes described in Section 17C-1-412.~~

~~—— (29) "Housing fund" means a fund created by an agency for purposes described in Section 17C-1-411 or 17C-1-412 that is comprised of:~~

~~—— (a) } that is subject to an interlocal agreement, an agency shall allocate at least 10% of the project area funds {allocated} for {the purposes described} housing in accordance with Section {17C-1-411; or~~

~~—— (b) an agency's housing allocation.~~

~~—— (30) (a) "Inactive airport site" means land that:~~

~~—— (i) consists of at least 100 acres;~~

~~—— (ii) is occupied by an airport:~~

~~—— (A) (I) that is no longer in operation as an airport; or~~

~~—— (II) (Aa) that is scheduled to be decommissioned; and~~

~~—— (Bb) for which a replacement commercial service airport is under construction; and~~

~~—— (B) that is owned or was formerly owned and operated by a public entity; and~~

~~—— (iii) requires remediation because:~~

~~—— (A) of the presence of hazardous waste or solid waste; or~~

~~—— (B) the site lacks sufficient public infrastructure and facilities, including public roads;~~

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~~electric service, water system, and sewer system, needed to support development of the site:~~

~~—— (b) "Inactive airport site" includes a perimeter of up to 2,500 feet around the land described in Subsection (30)(a):~~

~~—— (31) (a) "Inactive industrial site" means land that:~~

~~—— (i) consists of at least 1,000 acres;~~

~~—— (ii) is occupied by an inactive or abandoned factory, smelter, or other heavy industrial facility; and~~

~~—— (iii) requires remediation because of the presence of hazardous waste or solid waste.~~

~~—— (b) "Inactive industrial site" includes a perimeter of up to 1,500 feet around the land described in Subsection (31)(a):~~

~~—— (32) "Income targeted housing" means housing that is owned or occupied by a family whose annual income is at or below 80% of the median annual income for a family within the county in which the housing is located:~~

~~—— (33) "Incremental value" means a figure derived by multiplying the marginal value of the property located within a project area on which tax increment is collected by a number that represents the adjusted tax increment from that project area that is paid to the agency:~~

~~—— (34) "Loan fund board" means the Olene Walker Housing Loan Fund Board, established under Title 35A, Chapter 8, Part 5, Olene Walker Housing Loan Fund:~~

~~—— (35) (a) "Local government building" means a building owned and operated by a community for the primary purpose of providing one or more primary community functions, including:~~

~~—— (i) a fire station;~~

~~—— (ii) a police station;~~

~~—— (iii) a city hall; or~~

~~—— (iv) a court or other judicial building.~~

~~—— (b) "Local government building" does not include a building the primary purpose of which is cultural or recreational in nature:~~

~~—— (36) "Marginal value" means the difference between actual taxable value and base taxable value:~~

~~—— (37) "Military installation project area" means a project area or a portion of a project area located within a federal military installation ordered closed by the federal Defense Base~~

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~~Realignment and Closure Commission:~~

~~—— (38) "Municipality" means a city, town, or metro township as defined in Section 10-2a-403.~~

~~—— (39) "Participant" means one or more persons that enter into a participation agreement with an agency.~~

~~—— (40) "Participation agreement" means a written agreement between a person and an agency that:~~

~~—— (a) includes a description of:~~

~~—— (i) the project area development that the person will undertake;~~

~~—— (ii) the amount of project area funds the person may receive; and~~

~~—— (iii) the terms and conditions under which the person may receive project area funds; and~~

~~—— (b) is approved by resolution of the board.~~

~~—— (41) "Plan hearing" means the public hearing on a proposed project area plan required under Subsection 17C-2-102(1)(a)(vi) for an urban renewal project area plan, Subsection 17C-3-102(1)(d) for an economic development project area plan, Subsection 17C-4-102(1)(d) for a community development project area plan, or Subsection 17C-5-104(3)(e) for a community reinvestment project area plan.~~

~~—— (42) "Post-June 30, 1993, project area plan" means a project area plan adopted on or after July 1, 1993, and before May 10, 2016, whether or not amended subsequent to the project area plan's adoption.~~

~~—— (43) "Pre-July 1, 1993, project area plan" means a project area plan adopted before July 1, 1993, whether or not amended subsequent to the project area plan's adoption.~~

~~—— (44) "Private," with respect to real property, means:~~

~~—— (a) not owned by a public entity or any other governmental entity; and~~

~~—— (b) not dedicated to public use.~~

~~—— (45) "Project area" means the geographic area described in a project area plan within which the project area development described in the project area plan takes place or is proposed to take place.~~

~~—— (46) "Project area budget" means a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a project area prepared in~~

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accordance with:

- ~~—— (a) for an urban renewal project area, Section 17C-2-202;~~
- ~~—— (b) for an economic development project area, Section 17C-3-202;~~
- ~~—— (c) for a community development project area, Section 17C-4-204; or~~
- ~~—— (d) for a community reinvestment project area, Section 17C-5-302.~~
- ~~—— (47) "Project area development" means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:~~
 - ~~—— (a) promoting, creating, or retaining public or private jobs within the state or a community;~~
 - ~~—— (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;~~
 - ~~—— (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;~~
 - ~~—— (d) providing residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;~~
 - ~~—— (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;~~
 - ~~—— (f) providing open space, including streets or other public grounds or space around buildings;~~
 - ~~—— (g) providing public or private buildings, infrastructure, structures, or improvements;~~
 - ~~—— (h) relocating a business;~~
 - ~~—— (i) improving public or private recreation areas or other public grounds;~~
 - ~~—— (j) eliminating blight or the causes of blight;~~
 - ~~—— (k) redevelopment as defined under the law in effect before May 1, 2006; or~~
 - ~~—— (l) any activity described in Subsections (47)(a) through (k) outside of a project area that the board determines to be a benefit to the project area.~~
- ~~—— (48) "Project area funds" means tax increment or sales and use tax revenue that an agency receives under a project area budget adopted by a taxing entity committee or an interlocal agreement.~~
- ~~—— (49) "Project area funds collection period" means the period of time that:~~

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~~—— (a) begins the day on which the first payment of project area funds is distributed to an agency under a project area budget adopted by a taxing entity committee or an interlocal agreement; and~~

~~—— (b) ends the day on which the last payment of project area funds is distributed to an agency under a project area budget adopted by a taxing entity committee or an interlocal agreement.~~

~~—— (50) "Project area plan" means an urban renewal project area plan, an economic development project area plan, a community development project area plan, or a community reinvestment project area plan that, after the project area plan's effective date, guides and controls the project area development.~~

~~—— (51) (a) "Property tax" means each levy on an ad valorem basis on tangible or intangible personal or real property.~~

~~—— (b) "Property tax" includes a privilege tax imposed under Title 59, Chapter 4, Privilege Tax.~~

~~—— (52) "Public entity" means:~~

~~—— (a) the United States, including an agency of the United States;~~

~~—— (b) the state, including any of the state's departments or agencies; or~~

~~—— (c) a political subdivision of the state, including a county, municipality, school district, local district, special service district, or interlocal cooperation entity.~~

~~—— (53) "Publicly owned infrastructure and improvements" means water, sewer, storm drainage, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curb, gutter, sidewalk, walkways, parking facilities, public transportation facilities, or other facilities, infrastructure, and improvements benefitting the public and to be publicly owned or publicly maintained or operated.~~

~~—— (54) "Record property owner" or "record owner of property" means the owner of real property, as shown on the records of the county in which the property is located, to whom the property's tax notice is sent.~~

~~—— (55) "Sales and use tax revenue" means revenue that is:~~

~~—— (a) generated from a tax imposed under Title 59, Chapter 12, Sales and Use Tax Act; and~~

~~—— (b) distributed to a taxing entity in accordance with Sections 59-12-204 and 59-12-205.~~

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~~—— (56) "Superfund site":~~

~~—— (a) means an area included in the National Priorities List under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sec. 9605; and~~

~~—— (b) includes an area formerly included in the National Priorities List, as described in Subsection (56)(a), but removed from the list following remediation that leaves on site the waste that caused the area to be included in the National Priorities List.~~

~~—— (57) "Survey area" means a geographic area designated for study by a survey area resolution to determine whether one or more project areas within the survey area are feasible.~~

~~—— (58) "Survey area resolution" means a resolution adopted by a board under Subsection 17C-2-101.5(1) or 17C-5-103(1) designating a survey area.~~

~~—— (59) "Taxable value" means:~~

~~—— (a) the taxable value of all real property a county assessor assesses in accordance with Title 59, Chapter 2, Part 3, County Assessment, for the current year;~~

~~—— (b) the taxable value of all real and personal property the commission assesses in accordance with Title 59, Chapter 2, Part 2, Assessment of Property, for the current year; and~~

~~—— (c) the year end taxable value of all personal property a county assessor assesses in accordance with Title 59, Chapter 2, Part 3, County Assessment, contained on the prior year's tax rolls of the taxing entity.~~

~~—— (60) (a) "Tax increment" means the difference between:~~

~~—— (i) the amount of property tax revenue generated each tax year by a taxing entity from the area within a project area designated in the project area plan as the area from which tax increment is to be collected, using the current assessed value of the property; and~~

~~—— (ii) the amount of property tax revenue that would be generated from that same area using the base taxable value of the property.~~

~~—— (b) "Tax increment" does not include revenue generated from taxes levied and collected upon the taxable property in a project area:~~

~~—— (i) under Section 59-2-1602 on or after January 1, 1994, [upon the taxable property in the project area] unless:~~

~~—— [(i)] (A) the project area plan [was] is adopted before May 4, 1993, regardless of whether [or not] the project area plan [was] is subsequently amended; and~~

~~—— [(ii)] (B) the taxes [were] are pledged to support bond indebtedness or the agency's~~

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~~other contractual obligations [of the agency.]; or~~

~~—— (ii) under Sections 53A-17a-133, 53A-17a-164, and 59-2-902 on or after January 1, 2018, unless:~~

~~—— (A) the project area plan is adopted before May 9, 2017, regardless of whether the project area plan is subsequently amended; and~~

~~—— (B) before May 9, 2017, the taxes are pledged to support bond indebtedness or the agency's other contractual obligations.~~

~~—— (61) "Taxing entity" means a public entity that:~~

~~—— (a) levies a tax on property located within a project area; or~~

~~—— (b) imposes a sales and use tax under Title 59, Chapter 12, Sales and Use Tax Act.~~

~~—— (62) "Taxing entity committee" means a committee representing the interests of taxing entities, created in accordance with Section 17C-1-402.~~

~~—— (63) "Unincorporated" means not within a municipality.~~

~~—— (64) "Urban renewal project area plan" means a project area plan adopted under Chapter 2, Part 1, Urban Renewal Project Area Plan.~~

Legislative Review Note

~~Office of Legislative Research and General Counsel; 17C-1-412 if the community reinvestment project area budget provides for more than \$100,000 of annual project area funds to be distributed to the agency.~~